

March 22, 2007

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

SUBJECT: **Monitor Hill Subdivision, Part 3**
CBBEL Project No. 02-038 (FR)

DEVELOPER/OWNER: **Larry D. Meador and Craig L. Wagoner**

LOCATION: **40° 25' 14" Latitude**
-86° 44' 20" Longitude

RECOMMENDATION: **Final Approval with Conditions**

The applicant proposes to develop a 4-lot minor subdivision on approximately 10 acres. The project site is located on the north side of State Road 26 just east of County Road 850 East in Perry Township. A 10-acre tract west of the four (4) lots, which is part of the overall property, will remain undeveloped. The existing land use is agricultural row crops with a large woodland area extending over most of the two (2) north lots – Lots 12 and 13. Under existing conditions, the majority of the site sheet drains to the north property line; the east half of the site drains through the woodlands prior to reaching the north property line. A portion of the site sheet drains to the southeast corner where it discharges into a ditch along the north side of State Road 26. Water quality vegetated swales will be constructed along both sides of the access drive to convey post-construction stormwater to the State Road 26 ditch. A culvert pipe will be placed under the access drive to accommodate flow within the ditch.

Based on information available to CBBEL, it appears that the project has an indirect outlet to the Hoffman Ditch Regulated Drain. There are no regulated drain crossings or encroachments proposed with this development. Runoff from the site eventually discharges to the Middle Fork Wildcat Creek via Hoffman Ditch. The project site is not within the Tippecanoe County MS4 Area or within a 305(b) Priority Watershed.

This project was previously reviewed in memorandums dated October 13, 2006 and January 23, 2007. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

Variances/Encroachments

There are no variance requests or regulated drain encroachments proposed for this project.

Stormwater Quantity

The applicant has requested an exemption from the detention requirements, per Chapter 3, Section 2.A.iii.c of the Ordinance. The applicant has provided information indicating the peak discharge from the developed site, as well as the runoff volume, will not be increased. Moreover, the natural drainage outlets under existing conditions will not be altered under proposed conditions. Based on these site-specific circumstances, it appears that the exemption criteria have been met. Therefore, the proposed stormwater management plan appears to be in substantial compliance with the Ordinance and Standards.

Stormwater Quality

The proposed stormwater management plan appears to be in substantial compliance with the Ordinance and Standards.

General Conditions

1. The applicant must still pay any final drainage review fees per Ordinance 2005-04-CM, and the Phase II stormwater program fees.
2. The applicant must also provide recorded copies of restrictive covenants satisfactory to the Tippecanoe County Drainage Board and the Tippecanoe County Surveyor's Office.
3. The applicant must provide proof to the Tippecanoe County Surveyor's Office (TCSO), of the formation of a Homeowners Association (HOA), which will assess sufficient funds for the inspection and maintenance of all drainage facilities. An estimate of the needed annual assessment for maintenance and inspection of the drainage facilities must also be provided to the TCSO. In addition, a yearly report must be submitted to the TCSO to show that the HOA is still active and to report the amount of assessments collected.
4. If no assurance is required under the Unified Subdivision Ordinance, Section 4.1, the Comprehensive Stormwater Management Ordinance of Tippecanoe County (Ordinance) still requires an assurance, made out to the Tippecanoe County Drainage Board, for an amount equal to 100% of the total costs of implementing measures required by Chapters 3, 4, and 5 of the Ordinance. See Chapter 6, Section 7 of the Ordinance for more information.
5. The property owner, developer, or contractor shall be required to file a three-year maintenance bond or other acceptable guarantee with the Tippecanoe County Drainage Board, prior to final approval, in an amount not to exceed ten percent (10%) of the cost of the stormwater drainage system located outside the public road right-of-ways. See Chapter 6, Section 9 of the Ordinance for more information.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: R. W. Gross & Associates, Inc.

DWE/sdb
M02-038FR3.DOC